



**PLANNING AND PERMITTING DEPARTMENT**  
PLANNING DIVISION

October 12, 2001

Mark Gangi AIA  
6252 Hononlulu Avenue #200  
Glendale, CA 91214

**RE: Conditional Use Permit #3776**  
**33 South Kinneloa Avenue**  
**Council District #4**

Dear Mr. Gangi:

Your application for a **Conditional Use Permit** at **33 S. Kinneloa Avenue**, was considered by the **Zoning Hearing Officer** on **October 10, 2001**.

CONDITIONAL USE PERMIT: To construct a new, full service car wash at the southwest corner of Colorado Boulevard and Kinneloa Avenue.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Zoning Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided that the Conditional Use Permit be **approved** in accordance with submitted plans by the Zoning Hearing Officer and stamped **October 10, 2001**. The conditions listed in Attachment H were made a part of the approval. The attached Public Works and Transportation Conditions were also made a part of this approval.

In accordance with Section 17.80.050 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years from the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the

## APPENDIX A

### Conditional Use Permit #3776

#### Page 2

conditions of approval or if it is exercised in violation of the Zoning Code. You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.104, any person affected or aggrieved by the decision of the Zoning Hearing Officer has the right to appeal this decision within **ten days**. The effective date of this case will be **October 23, 2001**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision.

Any permits, which are necessary, may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this letter must be attached to all plans submitted for building permits.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332; In-Fill Development Projects).

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth J. Grobecker', written over a horizontal line.

Kenneth J. Grobecker  
Zoning Hearing Officer

## **APPENDIX A**

**Conditional Use Permit #3776**

**Page 3**

Enclosures: Attachment A, Attachment B, Public Works and Transportation Department Conditions

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-George Chapjian, Case File, Decision Letter File, Planning Commission (9), Alcohol Beverage Control, Police SIS - Lt. Kevin Jones.

## **APPENDIX A**

### **ATTACHMENT A FINDINGS FOR CONDITIONAL USE PERMIT #3776**

#### **Conditional Use Permit for Auto Washing and Detailing**

1. The location of the conditional use is in accord with the special purposes of Title 17 and the purposes of the district in which the site is located because, as conditioned, the project will be compatible with the surrounding mix of commercial and auto-related uses. Conditions placed on the development will ensure that the use will be operated in a manner that will allow for harmonious relationships among land uses. The hours of operation will be limited to preserve the character of the residential area located to the south of the site. The location in question is severely restricted by the presence of electric towers and high-tension wires and very few land uses could be located on this site.
2. The location of the conditional use and the conditions under which it would be operated or maintained will be consistent with the general plan as the car wash will provide a service to the area and will be consistent with the other auto-related uses in the area. The use will also improve a site that is in a state of disrepair and contains only utility lines and towers. The General Plan calls for enhancing areas of the City like Colorado Boulevard and this use will add vitality to this area. Further, the site is located within the East Colorado Boulevard Specific Plan area. This Specific Plan calls for beatification of the streetscape as well as increased retail and service uses along the Boulevard. This use is utilizing a location that is not suitable for much else. The increased landscaping will improve the site's appearance from the Boulevard.
3. The conditional use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, or injurious to properties or improvements in the vicinity in that the project has been conditioned to ensure that the hours of operation, location of vehicle queuing, access to the site, and construction of buildings will not adversely impact surrounding property owners. The proposed use will be monitored to ensure compliance with the City's code requirements, laws, and conditions of project approval to prevent any potential adverse impacts. The use will also abide by all of the existing building restrictions caused by the electric towers.
4. The conditional use will comply with the provisions of Title 17, including any specific condition required for the proposed conditional use in the district in which it would be located, in that, as conditioned, the project will meet the minimum development standards of the Zoning Code (both the General Commercial Zone and Kinneloa Annexation Planned Development). Any noncompliance with imposed conditions would result in possible revocation of the conditional use permit.

## **APPENDIX A**

5. The development will not be detrimental to the residential character of the area in that the proposed car wash is to be sited in the northernmost portion of the PD-3 zoned area. As such, the use is well over 500 feet from residential development.
6. The development will not "landlock" any residential parcel, as specified in Section A 1 of the PD-3 District development standards in that the development is utilizing an existing access off of Kinneloa Avenue and will not impact the vast majority of the PD-3 zoned property. No residentially zoned property will be impacted.

## **APPENDIX A**

### **ATTACHMENT B**

#### **CONDITIONS FOR CONDITIONAL USE PERMIT #3776**

1. Development shall occur substantially as shown on the submitted Site Plan, Landscape and Lighting Plan, and Elevations, stamped October 10, 2001, except as herein modified.
2. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added.
3. Prior to operation, the applicant shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not permitted without approval from the Los Angeles County Regional Water Quality Control Board.
4. The applicant shall comply with the requirements of the Standard Urban Storm Water Mitigation Plan (SUSMP).
5. All on-site lighting shall be comprised of "hooded" lights to direct light downward. A lighting plan shall be submitted with plans for Building Permits that shows compliance with Section 17.64.260 of the Zoning Code.
6. A detailed landscape plan shall be submitted along with plans for Building Permits. The landscape plan shall identify the size and species of all proposed landscape materials. All existing landscape areas on site shall be improved and replanted as necessary to meet the submitted landscape plan. The "mounding" of landscaping in the planter area along Colorado Boulevard shall be included in the final landscape plan. Vertical landscape materials shall be included along the proposed walls to the north of the car wash facility to screen the walls and structures on site. The landscape plan shall be reviewed and approved by the Zoning Administrator prior to issuance of a Building Permit.
7. Pruning of street trees shall meet the requirements of the Urban Forestry Department. For instructions on proper pruning of these trees, please call 626-7444321.
8. Hours of operation for the car wash shall be limited to 7:00 a.m. to 7:00 p.m.
9. No oil change or engine lubrication service shall be provided on site.
10. All vending or dispensing machines shall be located inside of the proposed buildings. None shall be visible from public rights of way.

## APPENDIX A

11. No outdoor storage of materials, inoperative vehicles, parts, etc shall be allowed on site.
12. An access easement may be necessary from the subject property to sites to the south to facilitate future development. The property owner shall allow an access easement in the future, at a location to be determined between the property owners, in the event parcels to the south become "landlocked".
13. The mechanical equipment located on the northeast corner of the site shall be removed or screened from the public right of way.
14. The applicable code requirements of the Zoning Code and of all other City Departments shall be met at all times. Specifically, the applicant shall comply with all standards of the PD-3 Zone (Kinneloa Annexation) and well as Sections 17.28 (General Commercial) and 17.64.130 (Auto Washing and Detailing) of the Zoning Code.
15. The proposed project, Case No. **PLN2000-00093**, shall comply with all conditions of approval, subject to monitoring by the City Condition Monitoring Coordinator. Condition Monitoring is required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance Staff to determine compliance with the conditions of approval. Required monitoring fees for setup and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-6433 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the case number provided above. Failure to pay the required monitoring fee prior to initiating the application may result in revocation proceedings of this entitlement.

**PLEASE SEE ATTACHED CONDITIONS FROM THE PUBLIC WORKS AND  
TRANSPORTATION DEPARTMENT**

## **APPENDIX A**

### **MEMORANDUM – CITY OF PASADENA PUBLIC WORKS AND TRANSPORTATION DEPARTMENT**

**DATE:** September 26, 2001

**TO:** Denver Miller, Zoning Administrator  
Department of Planning and Permitting

**FROM:** City Engineer  
Public Works and Transportation

**RE:** Conditional Use Permit No. 3776 (Revised)  
33 South Kinneloa Avenue

The Public Works and Transportation Department has reviewed the application for Conditional Use Permit No. 3776 at 33 South Kinneloa Avenue. The applicant is proposing to construct a new full service car wash on an existing parking lot located at the southwest corner of Colorado Boulevard and Kinneloa Avenue. If this conditional use permit is approved, the following conditions are recommended:

1. The applicant shall close all unused drive approaches with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk along the subject frontages prior to the issuance of a Certificate of Occupancy.
2. The applicant shall construct all new drive approaches) in accordance with Standard Drawing No. S-403A.
3. If the proposed improvement drains to the driveway, the applicant shall construct a grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in an approved curb outlet.
4. The applicant shall place a deposit for the City to plant street trees along the project frontages where tree vacancies exist. The number of street trees to be planted will be determined by the Public Works and Transportation Department and the deposit shall be placed prior to the issuance of the building permit.

## APPENDIX A

Denver Miller, Zoning Administrator  
Conditional Use Permit No. 3776 (Revised)  
September 26, 2001  
Page 2

5. If the proposed project removes or damages any existing street trees, the applicant shall replace and maintain for a maximum of one year a new 24-inch box street tree for each tree affected. The applicant shall also pay fair market value for the replacement cost for all existing trees removed based on the standard ISA (International Society of Arboriculturists) tree evaluation guide. The type and location of the new trees shall be approved by the Public Works and Transportation Department.
6. The applicant shall submit a grading and drainage plan for review and approval indicating the quantity of storm water runoff and how it will be handled prior to the issuance of a building permit.
7. This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.
8. If the existing street lighting system along the project frontage is in conflict with the proposed development, it is the responsibility of the applicant to relocate the affected street light(s), including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Public Works and Transportation Department.
9. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Public Works and Transportation Department, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.

## APPENDIX A

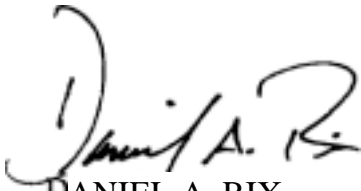
Denver Miller, Zoning Administrator  
Conditional Use Permit No. 3776 (Revised)  
September 26, 2001  
Page 3

10. The parking, trash enclosure, and loading/unloading areas shall conform to the requirements of the Zoning Ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the Public Works and Transportation Department for review and approval prior to the issuance of a building permit. The plans shall include dimensions of all driveways, parking stalls, aisle widths and circulation for loading/unloading. All plans to be submitted for review shall be a scaled drawing of 1" = 20' or 1" = 40'.
11. If a gate is proposed into the project site, the gate shall be set back a minimum of 20 feet from the property line so vehicles will not block the sidewalk area.
12. The proposed skewed driveway is not allowed. Driveway into the proposed development shall be perpendicular to the street a minimum of 20 feet, measured from the property line.
13. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$5,000 deposit with the Public Works and Transportation Department prior to the issuance of a building or grading permit. This deposit is subject to refund or an additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction on this site.
14. The proposed development shall be connected to the public sewer by a method approved by the Public Works and Transportation Department.
15. Prior to the start of construction or the issuance of any permits, the applicant shall meet with the Public Works and Transportation Department Permit Inspection Supervisor for review and approval of construction staging, parking, delivery and storage of materials, and any of the specifics that will affect the public right-of-way.

## APPENDIX A

Denver Miller, Zoning Administrator  
Conditional Use Permit No. 3776 (Revised)  
September 26, 2001  
Page 4

16. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in affect at the time these conditions are met.

A handwritten signature in black ink, appearing to read "Daniel A. Rix". The signature is stylized with a large initial "D" and a prominent "R".

DANIEL A. RIX

City Engineer

DAR: RQ:bs

**(END OF APPENDIX A)**